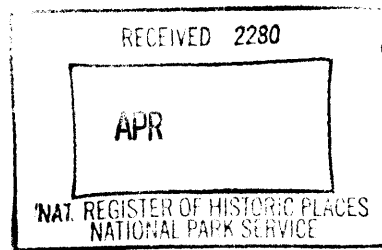


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



OMB No. 1024-0018

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being nominated, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Medlock Place Historic District

other name/site number N/A

2. Location

street & number: Roughly bounded by Missouri Avenue, Camelback Road, 7<sup>th</sup> Avenue and Central Avenue ☐ not for publication  
city/town: Phoenix ☐ vicinity  
state: Arizona code: AZ county: Maricopa code: 013 zip code: 85015

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments).

JAMES W. GAVIN ARIZONA STATE PARKS 13 APRIL 2006  
Signature of certifying official Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments).

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

☒ entered in the National Register  
☐ See continuation sheet.

☐ determined eligible for the National Register  
☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other (explain): \_\_\_\_\_

Signature of the Keeper

Date of Action

Jane McClelland

June 1, 06

**Medlock Place Historic District**

Name of Property

**Maricopa County, Arizona**

County and State

**5. Classification****Ownership of Property Category of Property**

(Check as many boxes as apply)

- ☒ private  
☒ public-local  
☐ public-State  
☐ public-Federal

(Check only one box)

- ☐ building (s)  
☒ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

161

54

buildings

sites

structures

objects

161

54

Total

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing).

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use****Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

DOMESTIC/secondary structure

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

DOMESTIC/secondary structure

COMMERCE/TRADE/professional

COMMERCE/TRADE/store

**7. Description****Architectural Classification**Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals

Other: Ranch

Modern Movement

**Materials**

(Enter categories from instructions)

foundation

Concrete

walls

Brick

roof

Asphalt

other

Wood

Stucco

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**Medlock Place Historic District**

Name of Property

**Maricopa County, Arizona**

County and State

**8. Statement of Significance****Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References****Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

Community Planning and Development  
Architecture**Period of Significance**

1926-1956

**Significant Dates**

1926

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

N/A

**Primary Location of Additional Data:**

- ☐ State historic preservation office
- ☐ Other state agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of Repository:

**Medlock Place Historic District**

Name of Property

**Maricopa County, Arizona**

County and State

**10. Geographical Data**Acreage of Property 77**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	<u>12</u>	<u>399530</u>	<u>3708890</u>	3	<u>12</u>	<u>399875</u>	<u>3708710</u>
2	<u>12</u>	<u>399875</u>	<u>3708890</u>	4	<u>12</u>	<u>400290</u>	<u>3708675</u>

☒ See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**name/title Robert G. Graham, AIAorganization Metropolis Design Group, LLC date November, 2002street & number 2601 N. 3<sup>rd</sup> St. #308 telephone (602) 274-9777city or town Phoenix state: AZ zip code 85004**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **Black and White photographs** of the property.**Additional items** (Check with the SHPO or FPO for any additional items)**Property Owner**

(Complete this item at the request of the SHPO or FPO)

name \_\_\_\_\_

street &amp; number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instruction, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Medlock Place Historic District  
Maricopa County, AZ

Section Number 7 Page 1

## NARRATIVE DESCRIPTION

### SUMMARY

The Medlock Place Historic District is a north central Phoenix residential neighborhood that developed predominantly between 1926 and 1956. The district lies within a quarter-section of land bounded by Missouri Avenue on the north, Camelback Road on the south, Seventh Avenue on the west, and Central Avenue on the east. The neighborhood includes parts of six distinct subdivisions, platted between 1897 and 1938. The district displays the typical planning concepts of the day including straight streets aligned with the cardinal directions, and north and south residential exposures. While there are other styles represented, homes in the district primarily represent two eras: the latter part of the Period Revival era, 1926-1930, and the early Ranch era, 1935-1956. As a whole, the neighborhood retains its historic appearance from its period of development, with modern or altered structures comprising less than one third of the buildings in the district.

### DESCRIPTION

The Medlock Place Historic District is located along the west side of Central Avenue north of Camelback Road in Phoenix, Arizona. At the time of its development, this area was considered to be rural, dominated by fruit orchards and fields with a few farmhouses, and was several miles north of the Phoenix city limits. Due to the explosive growth of the last fifty years, the neighborhood is now in the center of the city.

The neighborhood encompasses much of the southwest quarter of the section of land originally subdivided as Evans' Addition to Orangewood subdivision. This plat extended from Camelback Road north to Bethany Home Road, and from Seventh Street west to Seventh Avenue. Most of what is currently known as the Medlock Place Historic District resulted from replattings of the large, 20-acre farm lots of Evans' Addition, which were further subdivided into fifth-acre to half-acre house lots.

The history of development of the neighborhood can still be discerned from the homes and lots themselves.

The first major replats were the Medlock Place (1926) and South Medlock (1927) subdivisions, at the south end of the district near Central Avenue, and include lots along Colter Street, Medlock Drive, and Pasadena Avenue, from Third Avenue to Central Avenue. These two subdivisions feature large, half-acre lots. As most of the lots were developed before the Great Depression, most homes in these areas are examples of the English Tudor Revival, Spanish Colonial Revival, or late Bungalow styles.

Soon after the Medlock subdivisions began development, the Orangewood Estates subdivision (1928) was platted at the northwest corner of the neighborhood, bounded by Missouri Avenue on the north, Seventh Street on the west, Colter Street on the south, and extending a little east of Third Avenue. The plat for Orangewood Estates included 16 one and two acre lots. The Orangewood Estates subdivision saw little development, however, until after World War II. A few prewar homes remain in the area and are distinguished by their architectural style and by the large size of the lots. The remainder of the one and two acre lots were further subdivided informally into the smaller, typical "city" house lots. Most of these were developed with Transitional and Early Ranch style houses after 1935, and mostly after the war.

Two additional subdivisions of the Medlock District were platted between the Medlock and Orangewood additions just before the war; South Orangewood (1937) and Aldrich Place (1939). They are mostly populated by Transitional and Early Ranch style homes. Their plans followed the precedent set by the earlier subdivisions with regard to street and lot layout.

The overall rural character of the district is emphasized by mature, dense plantings and broad, flood-irrigated lawns. The rural character is further enhanced in the Medlock Place and South Medlock subdivisions by the large, spacious lots. Streets, while once graveled, have now all been paved with asphalt. Medlock Place and South Medlock have no curbs and gutters and the large grass lawns extend out to the streets which are lined with tall palm trees. The Orangewood Estates,

**United States Department of the Interior**  
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# **National Register of Historic Places**

## **Continuation Sheet**

Medlock Place Historic District  
 Maricopa County, AZ

Section Number 7 Page 2

South Orangewood and Aldrich Place sections of the district predominantly possess curbs and gutters, with sidewalks in only three small sections of this area. Homes throughout the entire district have standard setbacks of 20 to 30 feet in depth and flood irrigated lawns which provide continuity to the streetscape. Therefore the distinctive rural character has remained throughout the district.

Architectural styles represented in the Medlock Place Historic District include the Bungalow Style; Period Revival variants including the Spanish Colonial Revival, English Tudor Revival, Pueblo Revival, American Colonial Revival, and the Southwest Style; Modern Movement styles including Art Deco and International Style; and California Ranch subtypes including the Transitional Ranch, French Provincial Ranch, Spanish Colonial Ranch, Contemporary Ranch, and American Colonial Ranch. Period Revival style homes predominate in the Medlock Place and South Medlock areas, while Ranch style homes predominate in Orangewood Estates, South Orangewood and Aldrich Place. In general, the residences are single-story. Homes in Medlock Place and South Medlock tend to be larger than the other areas, commensurate with the size of the lots. Second story additions occur occasionally; original two-story homes are rare. Homes on corner lots frequently make use of street frontages with secondary entrances or garages. Many of the homes have historic-era garages associated with them, usually of a similar or compatible style.

The overall condition of the properties in the neighborhood is good. Most homes are well-maintained. There has also been a trend toward major additions and remodeling for some of the properties. Several historic-era homes, particularly in Medlock Place and South Medlock, have been modernized such that they no longer retain their historic appearance. However, the majority of the homes are unaltered or have minor alterations such as window replacements, or in some cases exterior sheathing such as stucco applied over earlier brick.

The district is distinguished from its surroundings on all sides. The corridor along Central Avenue has been redeveloped with commercial uses, and possesses a clear delineation and difference in character. This is also true for the portion of the district abutting Camelback Road. The area to the southwest of the district, south of Colter Avenue and west of Third Avenue, has modern development dominated by multi-family residences and a modern church. Seventh Avenue and Missouri Avenue also present clear boundaries, with single family homes west and north of these thoroughfares representing more recent development. The area north of Georgia Avenue and from Third Avenue east has a mixture of modern commercial and multi-family residential uses. Within the district, the predominantly residential character and continuity of streets enhances its overall unity.

### **PROPERTY LISTING**

Site reference numbers below refer to the inventory numbers assigned during a comprehensive survey of the area prepared for the City of Phoenix and the Arizona State Historic Preservation Office.

### **CONTRIBUTING ELEMENTS**

Site	Street Address	Date of Construction	Style
MP-A 2	10 W. Oregon Av.	1952	French Provisional Ranch
MP-A 4	16 W. Oregon Av.	1948	Transitional Early Ranch
MP-A 5	21 W. Georgia Av.	1945	French Provisional Ranch
MP-A 6	22 W. Oregon	1939	Transitional Early Ranch
MP-A 7	27 W. Georgia Av.	1939	French Provisional Ranch
MP-A 9	33 W. Georgia Av.	1945	Transitional Early Ranch
MP-A 13	49 W. Georgia Av.	1945	Transitional Early Ranch
MP-A 16	104 W. Oregon Av.	1948	Transitional Early Ranch

**United States Department of the Interior**  
**National Park Service**

# **National Register of Historic Places**

## **Continuation Sheet**

Medlock Place Historic District  
 Maricopa County, AZ

Section Number 7 Page 3

MP-A 18	112 W. Oregon Av.	1948	Transitional Early Ranch
MP-A 19	127 W. Georgia Av.	1940	French Provisional Ranch
MP-A 20	114 W. Oregon Av.	1945	Spanish Colonial Revival Ranch
MP-A 21	215 W. Georgia Av.	1952	French Provisional Ranch
MP-A 22	120 W. Oregon Av.	1945	French Provisional Ranch
MP-A 23	217 W. Georgia Av.	1947	Transitional Early Ranch
MP-A 25	225 W. Georgia Av.	1950	Ranch
MP-A 26	220 W. Oregon Av.	1940	Spanish Colonial Revival Ranch
MP-A 29	227 W. Georgia Av.	1944	French Provisional Ranch
MP-A 30	228 W. Oregon Av.	1940	Transitional Early Ranch
MP-EAO 2-3	298 W. Georgia Av.	1939	Spanish Colonial Revival Ranch
MP-EAO 4-1	143 W. Oregon Av.	1936	Art Moderne
MP-EAO 4-3	125 W. Oregon Av.	1949	French Provisional Ranch
MP-EAO 4-4	117 W. Oregon Av.	1945	Transitional Early Ranch
MP-EAO 4-6	73 W. Oregon Av.	1939	French Provisional Ranch
MP-EAO 4-7	53 W. Oregon Av.	1945	Ranch
MP-EAO 4-8	45 W. Oregon Av.	1938	English Tudor Ranch
MP-EAO 4-10	31 W. Oregon Av.	1938	Art Moderne
MP-EAO 4-11	21 W. Oregon Av.	1940	French Provisional Ranch
MP-EAO 4-12	5 W. Oregon Av.	1941	American Colonial / French Provisional Ranch
MP-EAO 20-1	335 W. Missouri	1947	Transitional Early Ranch
MP-MP 1	44 W. Colter St.	1935	Spanish Colonial Revival Ranch
MP-MP 2	40 W. Colter St.	1935	English Tudor Ranch
MP-MP 3	38 W. Colter St.	1926	California Bungalow
MP-MP 4	32 W. Colter St.	1929	English Tudor Ranch
MP-MP 5	20 W. Colter St.	1946	International Style
MP-MP 6	18 W. Colter St.	1931	Eclectic Period Revival
MP-MP 7	16 W. Colter St.	1929	American Colonial Revival
MP-MP 8	14 W. Colter St.	1930	English Tudor Ranch
MP-MP-9	12 W. Colter St.	1938	Transitional Early Ranch
MP-MP 15	11 W. Colter St.	1928	English Tudor Ranch
MP-MP 16	13 W. Colter St.	1930	Spanish Colonial Revival
MP-MP 17	15 W. Colter St.	1945	Ranch
MP-MP 18	17 W. Colter St.	1927	Mediterranean Revival
MP-MP 19	19 W. Colter St.	1948	Contemporary
MP-MP 20	29 W. Colter St.	1939	Transitional Early Ranch
MP-MP 21	37 W. Colter St.	1931	English Tudor Ranch
MP-MP 22	39 W. Colter St.	1938	Spanish Colonial Revival Ranch
MP-MP 23	41 W. Colter St.	1931	Mediterranean Revival
MP-MP 24	42 W. Medlock Dr.	1938	Transitional Early Ranch
MP-MP 25	40 W. Medlock Dr.	1929	Period Revival Bungalow
MP-MP 26	38 W. Medlock Dr.	1926	English Tudor Ranch
MP-MP 27	34 W. Medlock Dr.	1928	English Tudor Ranch

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National Park Service

# National Register of Historic Places Continuation Sheet

Medlock Place Historic District  
Maricopa County, AZ

Section Number 7 Page 4

MP-MP 28	30 W. Medlock Dr.	1927	English Tudor Ranch
MP-MP 29	26 W. Medlock Dr.	1926	Period Revival Bungalow
MP-MP 30	20 W. Medlock Dr.	1928	Southwest Style
MP-MP 31	18 W. Medlock Dr.	1927	English Tudor Revival
MP-MP 32	16 W. Medlock Dr.	1927	Spanish Colonial Revival
MP-MP 33	14 W. Medlock Dr.	1927	Spanish Colonial Revival
MP-MP 38	11 W. Medlock Dr.	1937	Spanish Colonial Revival Ranch
MP-MP 39	15 W. Medlock Dr.	1927	English Tudor Revival
MP-MP 40	17 W. Medlock Dr.	1926	Bungalow
MP-MP 41	21 W. Medlock Dr.	1927	English Cottage
MP-MP 43	29 W. Medlock Dr.	1927	English Tudor Revival
MP-MP 44	33 W. Medlock Dr.	1927	English Tudor Revival
MP-MP 47	45 W. Medlock Dr.	1938	Transitional Early Ranch
MP-O 1-2	537 W. Missouri	1948	Transitional Early Ranch
MP-O 1-3	533 W. Missouri	1948	Transitional Early Ranch
MP-O 1-4	529 W. Missouri	1948	Transitional Early Ranch
MP-O 1-5	523 W. Missouri	1948	Transitional Early Ranch
MP-O 1-6	519 W. Missouri	1948	Transitional Early Ranch
MP-O 1-7	513 W. Missouri	1948	Transitional Early Ranch
MP-O 1-8	509 W. Missouri	1948	Transitional Early Ranch
MP-O 1-9	505 W. Missouri	1948	Transitional Early Ranch
MP-O 2-1	5301 N. 7th Av.	1948	French Provisional Ranch
MP-O 2-2	648 W. Vermont Av.	1948	French Provisional Ranch
MP-O 2-3	536 W. Vermont Av.	1948	French Provisional Ranch
MP-O 2-4	528 W. Vermont Av.	1948	Ranch
MP-O 2-5	522 W. Vermont Av.	1951	French Provisional Ranch
MP-O 2-7	516 W. Vermont Av.	1948	Transitional Ranch
MP-O 2-8	512 W. Vermont Av.	1948	Transitional Ranch
MP-O 2-9	506 W. Vermont Av.	1948	Transitional Ranch
MP-O 2-10	502 W. Vermont Av.	1948	French Provisional Ranch
MP-O 3-1	645 W. Vermont Av.	1935	Tudor Revival
MP-O 3-2	531 W. Vermont Av.	1948	Transitional Ranch
MP-O 3-4	523 W. Vermont Av.	1948	French Provisional Ranch
MP-O 3-5	521 W. Vermont Av.	1948	Transitional Ranch
MP-O 3-6	519 W. Vermont Av.	1948	Transitional Early Ranch
MP-O 3-8	501 W. Vermont Av.	1950	Transitional Early Ranch
MP-O 4-2	540 W. Georgia Av.	1945	French Provisional Ranch
MP-O 4-3	536 W. Georgia Av.	1945	French Provisional Ranch
MP-O 4-4	532 W. Georgia Av.	1945	French Provisional Ranch
MP-O 4-5	528 W. Georgia Av.	1945	Transitional Early Ranch
MP-O 4-6	524 W. Georgia Av.	1945	Transitional Early Ranch
MP-O 4-7	520 W. Georgia Av.	1947	Transitional Early Ranch
MP-O 4-8	510 W. Georgia Av.	1946	Ranch



**United States Department of the Interior**  
**National Park Service**

# **National Register of Historic Places**

## **Continuation Sheet**

Medlock Place Historic District  
 Maricopa County, AZ

Section Number 7 Page 5

MP-O 4-10	500 W. Georgia Av.	1946	Transitional Early Ranch
MP-O 5-1	699 W. Georgia Av.	1948	French Provisional Ranch Spanish Influence
MP-O 5-4	533 W. Georgia Av.	1948	Spanish Colonial Revival Ranch
MP-O 5-5	527 W. Georgia Av.	1948	Spanish Colonial Revival Ranch
MP-O 5-6	523 W. Georgia Av.	1948	French Provisional Ranch
MP-O 5-7	521 W. Georgia Av.	1948	Spanish Colonial Revival Ranch
MP-O 5-8	519 W. Georgia Av.	1948	Ranch with Spanish Influence
MP-O 5-9	505 W. Georgia Av.	1948	Spanish Colonial Revival Ranch
MP-O 6-3	530 W. Oregon Av.	1948	Transitional Ranch
MP-O 6-4	522 W. Oregon Av.	1936	Southwest Style
MP-O 6-5	520 W. Oregon Av.	1936	Southwest Style
MP-O 6-6	506 W. Oregon Av.	1935	English Tudor Ranch
MP-O 6-7	504 W. Oregon Av.	1938	Southwest Style
MP-O 6-8	500 W. Oregon Av.	1947	French Provisional American Colonial Ranch
MP-O 7-1	547 W. Oregon Av.	1948	Transitional Ranch
MP-O 7-4	533 W. Oregon Av.	1948	French Provisional Ranch
MP-O 7-5	527 W. Oregon Av.	1948	French Provisional Ranch
MP-O 7-7	513 W. Oregon Av.	1948	French Provisional Ranch
MP-O 7-9	505 W. Oregon Av.	1948	American Colonial Revival Ranch
MP-O 7-10	501 W. Oregon Av.	1949	French Provisional Ranch
MP-O 8-2	696 W. Colter St.	1948	Transitional Early Ranch
MP-O 8-3	694 W. Colter St.	1949	French Provisional Ranch
MP-O 8-5	602 W. Colter St.	1948	French Provisional Ranch
MP-O 8-7	514 W. Colter St.	1948	Transitional Early Ranch
MP-O 8-8	512 W. Colter St.	1948	French Provisional Ranch
MP-O 8-9	510 W. Colter St.	1948	American Colonial Revival Ranch
MP-O 8-10	500 W. Colter St.	1948	Ranch
MP-O 10-2	412 W. Vermont Av.	1931	Period Revival Bungalow
MP-O 10-3	408 W. Vermont Av.	1930	Period Revival Bungalow
MP-O 11-2	413 W. Vermont Av.	1930	Spanish Colonial Revival
MP-O 12-4	328 W. Georgia Av.	1956	California Ranch
MP-O 13-2	407 W. Georgia Av.	1941	Transitional Early Ranch
MP-O 13-3	329, 335, 335½ W. Georgia Av.	1948	Transitional Early Ranch WWII Cottage
MP-O 13-4	325 W. Georgia Av.	1939	Transitional Early Ranch
MP-O 14-2	406 W. Oregon Av.	1948	Transitional Early Ranch
MP-O 14-3	404 W. Oregon Av.	1948	French Provisional Ranch
MP-O 14-5	330 W. Oregon Av.	1949	French Provisional Ranch
MP-O 15-1	343 W. Oregon Av.	1949	French Provisional Ranch
MP-O 15-2	337 W. Oregon Av.	1949	French Provisional Ranch
MP-O 15-3	333 W. Oregon Av.	1949	Transitional Early Ranch
MP-O 15-4	329 W. Oregon Av.	1947	Spanish Colonial Revival Ranch
MP-O 16	402 W. Colter St.	1951	Ranch
MP-SMP 48	42 W. Pasadena Av.	1933	English Tudor Ranch

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# National Register of Historic Places Continuation Sheet

Medlock Place Historic District  
Maricopa County, AZ

Section Number 7 Page 6

MP-SMP 49	38 W. Pasadena Av.	1930	Bungalow
MP-SMP 51	34 W. Pasadena Av.	1944	Pueblo Revival
MP-SMP 55	20 W. Pasadena Av.	1948	Spanish Colonial Revival Ranch
MP-SMP 65	23 W. Pasadena Av.	1937	Pueblo Revival
MP-SMP 68	33 W. Pasadena Av.	1930	Pueblo - Mission Revival
MP-SMP 69	37 W. Pasadena Av.	1950	Ranch
MP-SMP 70	39 W. Pasadena Av.	1930	English Tudor Ranch
MP-SMP 71	43 W. Pasadena Av.	1950	Ranch
MP-SO1 2	5302 N. 3rd Av.	1947	French Provisional Ranch
MP-SO1 6	310 W. Georgia Av.	1945	Transitional Early Ranch
MP-SO1 8	318-322 W. Georgia Av.	1949	Contemporary Ranch
MP-SO2 2	300 W. Oregon Av.	1948	California Ranch
MP-SO2 3	305 W. Georgia Av.	1941	French Provisional Ranch
MP-SO2 4	304 W. Oregon Av.	1939	Transitional Early Ranch
MP-SO2 5	311 W. Georgia Av.	1940	Transitional Early Ranch - WWII Cottage
MP-SO2 6	310 W. Oregon Av.	1939	Transitional Early Ranch
MP-SO2 7	315 W. Georgia Av.	1941	French Provisional Ranch
MP-SO2 8	314 W. Oregon Av.	1939	Transitional Early Ranch
MP-SO3 1	301 W. Oregon Av.	1939	Ranch
MP-SO3 2	302 W. Colter St.	1952	Ranch
MP-SO3 3	307 W. Oregon Av.	1945	Transitional Early Ranch
MP-SO3 5	311 W. Oregon Av.	1940	Transitional Early Ranch
MP-SO3 6	310 W. Colter St.	1955	Ranch
MP-SO3 7	321 W. Oregon Av.	1941	Transitional Early Ranch

## NONCONTRIBUTING ELEMENTS

Site	Street Address	Constructed	Style	Reason
MP-21P	21 W. Pasadena Av.	1985	Southwestern Modern	Age
MP-A 8	30 W. Oregon Av.	1941	Transitional Early Ranch	1 story add, carport, stucco, facade
MP-A 10	34 W. Oregon Av.	1945	American Colonial	Fr Porch altered, stucco, windows altered
MP-A 11	45 W. Georgia Av.	1940	French Provisional Ranch	Stucco, window sash, 2 car garage
MP-A 12	44 W. Oregon Av.	1945	French Provisional Ranch	1 & 2 story add, screen wall
MP-A 14	50 W. Oregon Av.	1940	Not discernable	Large add to rear
MP-A 15	105 W. Georgia Av.	1940	Neo Period Revival	Original house obscured by adds
MP-A 17	121 W. Georgia Av.	1945	Transitional Early Ranch	1 story rear add, stucco, windows altered
MP-EAO 4-2	133 W. Oregon Av.	1947	Pueblo Revival	2 car garage, Fr porch add, windows alter
MP-EAO 4-5	111 W. Oregon Av.	1987	Neo French Eclectic	Age
MP-EAO 4-9	41 W. Oregon Av.	1942	French Provisional Ranch	Stucco, 1 story gable entry w/chimney add
MP-EAO 20-2	398 W. Vermont Av.	1954	Contemporary Ranch	Remodel 1988 - landscape/fence obstruct
MP-MP 42	25 W. Medlock Dr.	1927	Bungalow	2 story add, brick column pergola
MP-MP 45	37 W. Medlock Dr.	1956	Ranch	Age and type of structure
MP-MP 46	39 W. Medlock Dr.	1975	Modern SW Vernacular	Age

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MP-O 1-1	5337 N. 7th Av.	1969	Modern Commercial	Age
MP-O 2-6	520 W. Vermont Av.	1948	California Ranch	1 story add to rear, stucco
MP-O 3-3	525 W. Vermont Av.	1948	Transitional Ranch	Multiple adds, stucco
MP-O 3-7	515 W. Vermont Av.	1948	French Provisional Ranch	Window alter, stucco, porch column alter
MP-O 4-1	698 W. Georgia Av.	1948	Transitional Early Ranch	1 story add side & back, stucco
MP-O 4-9	506 W. Georgia Av.	1948	Transitional Early Ranch	Stucco, window alter, screen wall
MP-O 5-2	543 W. Georgia Av.	1947	Pueblo Revival	1 story add to front & rear, window alter
MP-O 5-3	535 W. Georgia Av.	1948	Ranch	1 story add at rear, alter entry/patio, stucco
MP-O 5-10	501 W. Georgia Av.	1946	French Provisional Ranch	Stucco, porch enclosed, add to side & rear
MP-O 6-1	5229 N. 7th Av.	1975	Modern SW Vernacular	Age / type
MP-O 7-2	543 W. Oregon Av.	1948	French Provisional Ranch	2 car garage add, screen wall and rear add
MP-O 7-3	539 W. Oregon Av.	1948	Modern SW Vernacular	1995 add 2 car garage & living space
MP-O 7-6	517 W. Oregon Av.	1948	American Colonial Ranch	Windows and front porch alter, stucco
MP-O 7-8	509 W. Oregon Av.	1948	SW Modern	Alterations obscure original structure
MP-O 8-1	5201 N. 7th Av.	1948	English Tudor Revival	Add to side & rear, windows alter, stucco
MP-O 8-4	692 W. Colter St.	1949	French Provisional Ranch	Carport & add to front façade of orig building
MP-O 8-6	524 W. Colter St.	1960	Transitional Early Ranch	Age
MP-O 9	499 W. Missouri	1982	Ranch	Age
MP-O 10-1	420 W. Vermont Av.	1963	Ranch	Age/Integrity
MP-O 11-1	417 W. Vermont Av.	1961	California Ranch	Age
MP-O 11-3	405 W. Vermont Av.	1963	California Ranch	Age
MP-O 12-1	346 W. Georgia Av.	1969	California Ranch	Age
MP-O 12-2	340 W. Georgia Av.	1969	Ranch	Age
MP-O 12-3	334 W. Georgia Av.	1963	California Ranch	Age
MP-O 13-1	345 W. Georgia Av.	1948	Transitional Early Ranch	1 story add front & west hide orig structure
MP-O 14-1	498 W. Oregon Av.	1947	Ranch	Re-roofed, stucco, window alter, carport add
MP-O 14-4	334 W. Oregon Av.	1949	SW Style	Bay window, front porch add
MP-PPD	31 W. Pasadena Av.	1980	Modern SW Vernacular	Age
MP-SMP 50	36 W. Pasadena Av.	1928	Bungalow	Re-roofed, 1 story add & carport
MP-SMP 52	30 W. Pasadena Av.	1930	Spanish Colonial Revival	2 car garage & 1 story add, façade remodel
MP-SMP 53	28 W. Pasadena Av.	1930	Ranch	Re-roofed, 1969-70 remodel, add to rear
MP-SMP 54	24 W. Pasadena Av.	1930	Spanish Colonial Revival	2 car garage and 1-2 story rear add
MP-SMP 62	11 W. Pasadena Av.	1940	Transitional Early Ranch	Site walls hide façade, aluminum windows, clapboard siding
MP-SMP 63	15 W. Pasadena Av.	1928	Spanish Colonial Revival	Site walls hide façade, porch & 2 story add
MP-SO2 1	301 W. Georgia Av.	1940	Transitional Early Ranch	2002 remodel, large 2 story & 1 story adds
MP-SO3 8	320 W. Colter St.	1975	Ranch	Age
MP-T 1	420 W. Colter St.	1998	Neo Period Revival	Age
MP-T 2	414 W. Colter St.	1998	Neo Period Revival	Age
MP-T 3	406 W. Colter St.	1999	Neo Period Revival	Age

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**NARRATIVE STATEMENT OF SIGNIFICANCE**

**Summary**

The Medlock Place Historic District is significant under Criterion A in the area of Community Planning and Development as an excellent example of the transition from rural to suburban development in Phoenix from 1926 to 1956. The district represents the residential growth of Phoenix to the north along the Seventh Avenue/Central Avenue/Seventh Street corridors and the shift in development toward a suburban development model. The District is additionally significant under Criterion C in the area of Architecture as it possesses well-preserved examples of Period Revival and Ranch style homes that illustrate building construction and techniques used in Phoenix during the period of significance, (1926-1956).

**Historical Overview**

The development of Medlock Place, located within the North-Central corridor of Phoenix, can be divided into two periods. Early development in the area encouraged the transformation of the desert into agricultural production. Later, land developers sought to capitalize on the growing population of the Valley of the Sun by subdividing agricultural land into large semi-rural residential tracts. In the second developmental period, the increasing physical expansion of Phoenix encouraged the further subdivision of semi-agricultural holdings, and developers experimented with new advertising and marketing strategies. During the Great Depression, development slowed, and federal programs increasingly influenced the style and method of construction in the Valley. After World War II, Phoenix redoubled development efforts to meet the growing demand for residential housing.

**Agricultural Development of North-Central Phoenix, 1867-1910**

John William (Jack) Swilling developed and promoted the first modern irrigation systems in Phoenix starting in 1867. His system largely followed defunct prehistoric Hohokam agricultural canals, the remains of which were still evident throughout the Salt River Valley. Through the 1880s and 1890s, various canal developers expanded and consolidated the system, opening thousands of acres of arable land for cultivation. Promoted by Arizona canal builder and Phoenix booster W. J. Murphy, the Arizona Canal opened up an additional 100,000 acres of desert for cultivation, and brought Phoenix national attention.

With Phoenix at the core of a network of small agricultural communities scattered throughout Maricopa County, the Salt River Valley population grew steadily from about 270 people in 1870 to over 20,000 people in 1900. However, severe drought seasons in 1893-1898 and again in 1901-1904 brought heavy agricultural losses to farms in the Salt River Valley, the droughts particularly affected citrus farmers. In the 1880s, nearly two-thirds of the land that had been reclaimed for agricultural use fell fallow. Farmers understood that the existing canal system could not guarantee a dependable water source for Valley agriculture.

In the 1890s, a development concept emerged in Phoenix patterned after the Garden City Suburbs of Chicago and Los Angeles. Upper class Phoenicians moved to rural estates or "country homes" within easy traveling distance to the city. In July 1895, prominent local developer William J. Murphy subdivided a tract of agricultural land north of town and called the newly platted area the Orangewood Subdivision. Bounded by Northern Avenue to the north, Bethany Home Road to the south, and 7<sup>th</sup> Street (then called Cave Creek Road) and 7<sup>th</sup> Avenue (then called Black Canyon Road) to the east and west, respectively, the subdivision straddled Central Avenue, the principal roadway for the area. Murphy's original plat included eighty lots of twenty acres or less situated within eight residential blocks. He created the large lots with the intent of attracting wealthy residents who would surround their large country estates with well-landscaped yards and groves of citrus.

Following Murphy's example, J. M. Evans platted Evans' Addition to Orangewood in 1897. The Evans' Addition was located directly south of the Orangewood Subdivision. Evans' addition was bounded by Bethany Home Road to the north, Camelback Road to the south, and 7<sup>th</sup> Street and 7<sup>th</sup> Avenue to the east and west, respectively. These twenty-acre lots

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were divided evenly over four blocks; each block contained twenty lots. Following conventions of the day, developers like Evans invested their time and money in subdividing the lots and providing basic services to the area e.g. (graded roads and minimal utilities) and individual buyers contracted architects and builders to construct their homes. While demand for land was high, construction generally lagged behind lot development.

Encouraged by federal reclamation projects promising dependable water for the Valley, the population of Maricopa County increased to 34,485 people by 1910. The completion of Roosevelt Dam in 1911 by the Bureau of Reclamation brought a new era of agricultural and residential development to the valley. The Salt River Valley Reclamation Project regulated water use and flow, prevented flooding, and provided a dependable water source to commercial agriculture and residential ventures.

A marriage of federal incentives and increased immigration to Phoenix influenced the sale of large tracts of rural land for subdivision into smaller (20-acre) farmsteads.

Until 1911, home building in Orangewood followed the twenty-acre lots of the original plats. Construction of Evans' Addition construction lagged significantly behind Orangewood, perhaps because Evans was holding the land as an investment. However, the coming of the Roosevelt Dam in 1911—and its resulting dependable source of water—influenced further subdivision of many of the area's "rural estates" for construction of even more luxury homes on smaller lots. Phoenix's population growth slowed substantially in 1914 at the onset of World War I, but increased sharply after the war.

### Suburban and Rural Residential Development in North-Central Phoenix, 1920-1955

In the 1920s, Phoenix saw unprecedented agricultural and commercial production, which contributed to another population boom. The spiraling population increase also affected the physical dimensions of the city, as residential development rapidly extended the rural-urban interface in all directions from the city center. Meeting the demand for suburban residential land, developers further subdivided the twenty acre lots of the Evans' Addition, platting Medlock Place (1926), South Medlock Place (1927), Orangewood Estates (1928), South Orangewood (1937), and Aldrich Place (1939).

Floyd W. Medlock, a cotton broker living at 145 North 2<sup>nd</sup> Avenue, subdivided his portions of Evans' Addition to Orangewood forming Medlock Place and South Medlock Place—in 1926 and 1927, respectively. While developing the lots for sale, he continued working as a cotton broker. Medlock advertised his subdivisions as providing such country living "delights" such as low taxes and "lots of elbow room," while also advertising modern conveniences like fully electric kitchen appliances, electric light switches, and DuroPressure WaterSystems. A member of the Central Avenue Beautification Committee, Medlock planted seven-year old palms and shade trees along all of the gravel streets in the subdivision. In the time between Medlock Place's opening in October 1926 and February 1927, Medlock had constructed several model homes for public viewing and had already sold nine finished homes.

Unlike previous building strategies used in the north-central corridor, Medlock sold pre-built homes, not vacant lots, and advertised the affordability, modernity, and quality (rather than exclusivity) of his homes. By April of 1927, Medlock had invested over \$70,000 in his building program, with much apparent success. He hired the mason R. L. Moore to construct the "semi-English" style brick homes, and had hardwood floors installed in all rooms except for the bathrooms, which were tiled. Medlock also constructed "Spanish style" homes ranging in price from \$8,000 to \$10,000. Medlock claimed to have the fastest-growing home district in Phoenix, selling thirteen homes in 1927.

Medlock diversified his development strategy in South Medlock Place, offering vacant lots for sale. He advertised the South Medlock lots at "less 5% for Cash—5% Discount if you Build Within 60 Days" and offered payment plans of \$150 down and \$25 a month for a lot. Within one week of opening the subdivision, he sold one-third of the lots, mostly ones on Pasadena Avenue with views of Camelback Mountain.

In 1928, Orangewood Estates developers W. D. Upshaw and L. R. Bailey capitalized on the proximity of Medlock's success in their subdivision advertisements. Upshaw and Bailey also restricted a portion of their development for businesses now attracted to the residential expansion to the north. The developers also appealed to young families,

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mentioning such recent coups as the nearby construction of Brophy College and a school bond financing a new grade school on Camelback Road. Orangewood Estates lots were available as large 1 ¼ acre or 2 ½ acre lots, and platted so that each estate had a corner tract. The developers also recognized the investment potential of the area to buyers, emphasizing that the existing lots could be further subdivided into six or twelve city lots, thereby "doubling your money immediately."

The developers of Orangewood Estates did not have the immediate success that Medlock experienced. Rather, the large lots sold slowly, mostly going to local land speculators and for investment holdings. Only a few houses were built in the area before the mid-1930s.

The stock market crash in 1929 slowed, but did not halt, Phoenix's growth. Unlike cities in the industrial north and east, Phoenix's strong agricultural economy, increasingly diversified business community, and status as the state government center kept the city alive, but still financially shaken. New Deal programs instituted in the 1930s helped many people in need, and established government guidelines and procedures that endured through the twentieth century.

By the mid-1930s, Phoenixians began the work of land development again, albeit slowly. Medlock Place continued its steady expansion, with Floyd Medlock building several more "economical" homes through 1934. The quick sales he had experienced in the late 1920s had, however, passed. Increasingly his speculative construction ventures remained vacant, as noted in City Directories. One of the few Orangewood Estates properties constructed on speculation remained vacant, and the 1938 City Directory noted that "transients" had taken up residence. By 1940, all but two of Floyd Medlock's lots in Medlock Place and five in South Medlock Place had sold and were occupied.

In 1937, A. J. and Margaret Atwater, local laundry owners who also speculated in commercial real estate, recorded South Orangewood, previously a portion of the Evans' Addition to Orangewood. Missouri Avenue and Colter Street bounded South Orangewood to the north and south, and Third Avenue was to the east. The west side of the subdivision abutted Orangewood Estates. In total, the Atwaters platted twenty-four lots, each lot averaging 73.5 by 135 feet. With a few exceptions in the late 1940s, almost all of the South Orangewood homes were built between 1937 and 1942.

Orangewood Realty Company recorded Aldrich Place in 1939. As with most construction in the area, growth was slow but steady before and during World War II. Orangewood Architect Jack Knapp designed the home at 128 W. Oregon (now 220 W. Oregon), which was completed in 1940. Other builders completed four other homes in the subdivision by 1944. Overall, South Orangewood, Orangewood Estates, and Aldrich Place saw little development until after the war.

The post-war years changed that quiet pace of development significantly. Nationally, the marriage rate doubled after the war, but in 1948, over 2 million couples were still living with relatives. Veterans Administration loans coupled with Federal Housing Administration mortgage programs made the financing easy, but the demand for ready-to-live-in housing was immediate. Phoenix developers saw and met that need, consistently. After the war, several builders were involved in South Orangewood, Orangewood Estates, and Aldrich Place home building, including Bob Dill and John Ramson. Dill lived in the house at 112 W. Oregon Avenue in 1948-49. Between 1945 and 1955 builders completed construction on almost all of the remaining lots in the Evans' Addition subdivisions.

Although the Medlock Place historic district is comprised of five different subdivisions of land, there is a cohesive neighborhood identity throughout which is tied to the original development created by Floyd W. Medlock. The advertisements for Orangewood Estates and Aldrich Place, for example, touted their close proximity to the well known Medlock Place. This was due to the fact Floyd Medlock was known as a reputable builder who was not just selling land and homes, but was creating a lasting neighborhood. As one realtor stated of Mr. Medlock in the article "Medlock Place Precedent Set", published in the November 7, 1937 edition of the Arizona Republican, "he lays a solid foundation for a long-lived community and that foundation develops a pride of ownership which makes for rapid and progressive development of the residential district." Therefore, Medlock Place became the identity to which the surrounding subdivisions oriented themselves.

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## **Development of Medlock Place**

<b>Plat</b>	<b>Year</b>	<b>Developer</b>
Medlock	1926	Floyd W. Medlock
South Medlock	1927	Floyd W. Medlock
Orangewood Estates	1928	W.D. Upshaw and L.R. Bailey
South Orangewood	1937	A.J. and Margaret Atwater
Aldrich Place	1939	Orangewood Realty

## **Historic Contexts**

### **Rural and Suburban Development in North Central Phoenix, 1911-1955**

#### The Boom Years: 1911-1930

After Roosevelt Dam's construction finished in 1911, Salt River Valley residents were assured a dependable source of water for agricultural and residential use during the federal "Reclamation era." Changes in land ownership followed and are illustrated throughout the North Central Corridor. Orangewood and Evans' Addition to Orangewood were both subdivided several times in the following years. Subdividers Richard M. Tuckey (Woodson Place, 1922), Wayne Thornburg (Orangewood Addition, 1927), and the Orangewood Realty Company along with Charles E. Borah and James E. Creighton (Wilder Place, 1940) platted further subdivisions of Orangewood. In total, developers subdivided Evans' Addition to Orangewood nine times between 1911 and 1942. Several of these subdivisions created the neighborhoods addressed in this survey. Floyd W. Medlock platted Medlock Place in 1926 and South Medlock Place in 1927. W. D. Upshaw and L. R. Bailey, who had purchased an undeveloped portion of Evans' Addition from the United States National Bank in Denver, subdivided Orangewood Estates in 1928.

Illustrating the dramatic shift from agriculture to residential development in North Central Phoenix, Medlock advertised his neighborhoods as representatives of the modern way of life in the Phoenix area. One advertisement extolled the virtues of growth and expansion saying, "see the plain ordinary fields of yesterday as the heart of a new and better home district." Medlock sold the best of both worlds to his buyers, offering "city conveniences with country delights" and lots nearly three times the size of an average city lot.

#### Post World War II Development, 1945-1955

Open fields with very little development characterized most of the lots in South Orangewood (1937) and Aldrich Place (1939) through the Great Depression and through the war years. With a few exceptions built in the early 1940s, construction in these subdivisions, and in Orangewood Estates, would not pick up until after World War II.

While experiencing many shortages that affected other cities in the nation during the war, Phoenix generally prospered in the war-time economy. Several military installations on the outskirts of town prompted residential growth spreading from the city center, although most of the ten thousand servicemen who came to Phoenix lived in tents. After the war, many of these military visitors chose to live in the Valley. Part of the romance of Phoenix was its agricultural past, and the draw of suburban outdoor living. Phoenix grew rapidly in the post-war years, from 65,000 people in 1940 to over 220,000 eight years later.

The city expanded in population and physical dimension in all directions. The North Central Corridor, previously noted for its "rural estates," now also contained smaller residential lots, although the lots were generally larger than they were in the city center. Builders also capitalized on new construction techniques, adapting the Western Ranch-style house to a

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host of revival styles. The Orangewood Estates, South Orangewood and Aldrich place neighborhoods experienced steady growth, with almost all lots finished with construction by 1955.

### Community Planning and Development, 1926-1955

#### Impact of the Roosevelt Dam and Suburban Growth

Encouraged by federal reclamation projects promising dependable water for the Valley, the population of Maricopa County increased to 34,485 people by 1910. The completion of Roosevelt Dam in 1911 by the Bureau of Reclamation brought a new era of agricultural and residential development to the valley. Local agencies using federal guidelines regulated water use and flow, prevented flooding, and provided a dependable water source to commercial agriculture and residential ventures. A marriage of federal incentives and increased immigration to Phoenix influenced the sale of large tracts of rural land for subdivision into smaller (20-acre) farmsteads.

The dependable source of water secured for agricultural and residential use in greater Phoenix allowed residents the opportunity to live farther from town while having the conveniences of city living. The physical growth of the city also promoted this vision of having the "best of both worlds." Water availability influenced further subdivision of many of the area's "rural estates" for construction of more luxury homes on smaller lots. Phoenix's population growth slowed substantially in 1914 at the onset of World War I, but increased sharply after the war.

Floyd W. Medlock's development of Medlock Place (1926) and South Medlock Place (1927) reflect these trends in community growth as a result of government programs. Medlock promoted the benefits of country living, while also promising city amenities. Technological advances in home electricity, electric appliances, and water dispersal methods made his campaign possible. The lush landscaping promised with every lot in Medlock Place could not have been established without the dependable water sources made possible by Roosevelt Dam.

Further, Medlock capitalized on the growing popularity of the automobile as a lifestyle necessity of the new suburbanite. Through the 1920s, the Phoenix-Orangewood-Glendale Interurban Electric Line brought rail service from downtown along 12<sup>th</sup> Street up to Maryland Avenue. At Maryland, the line veered west, then north again between 3<sup>rd</sup> and 7<sup>th</sup> Streets before making the "Orangewood Curve," which brought the line west through the Orangewood Subdivision along Myrtle Street. Medlock, however, assumed his customers would be driving to see Medlock Place, and would need garage space when they moved there. Most of his homes included detached two-car garages. As the Interurban Line ultimately failed, it is just as well that Medlock Place residents had so enthusiastically embraced automobile culture.

#### Government Programs and Suburban Growth

The National Housing Act of 1934 created the Federal Housing Administration (FHA), which gave incentives to homeowners, builders, and buyers as an economic revitalization effort. The FHA insured private lenders against loss on new mortgage loans, made financing easier, and established standards for housing construction. This nationwide surge in housing construction was echoed in the Salt River Valley. Valley residents also benefited from a local booster of the FHA program, Walter Bimson of Valley Bank and Trust (later Valley National Bank). Housing construction nationally, and in Phoenix, came to a near stand-still during the War years (1941-1945), so that resources could be directed into the war effort.

After the war, FHA programs provided an existing framework, national building standards, and an economic and regulatory infra-structure which promoted and streamlined the post-WWII housing construction boom nationally and in Phoenix. FHA underwriting for mortgages extended to 80 or 90 percent of a home's value. With a Veterans Administration loan provided through the GI Bill as a down payment, a returning soldier could practically be guaranteed home ownership. Millions were provided an opportunity to buy a home, with a low interest rate, without ever having to sacrifice their accumulated soldier's savings on a down payment.

This trend in financing also brought about a change in philosophy regarding construction methods and strategies. Prior



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to the war, subdividers generally sold lots to customers, who then contracted with an architect or builder to construct the home on the lot. Floyd Medlock's strategy in Medlock place was the exception, and his methods at South Medlock were the rule. Post-war economic prosperity and the low down payments required by the FHA loan program resulted in real estate developers undertaking both the purchase of the lot and the building of the home on the speculation that there would be a buyer ready to purchase the home immediately. This form of speculation could only occur where large amounts of capital were available with a relatively high and immediate return on the investment.

South Orangewood, Orangewood Estates, and Aldrich Place are representative of this speculative housing market. For example, between 1945 and 1955 in Phoenix City Directories dozens of homes are listed without owners, as vacant, or under construction. The heightened demand for housing in the area, coupled with FHA standards, also influenced the Ranch style construction prevalent in the three neighborhoods.

## **Residential Architectural Styles and Building Technology in Phoenix, 1900-1956**

Broadly speaking, the architectural styles used in home construction in Phoenix during the 20<sup>th</sup> Century have been strongly influenced by the fashions of the day. From the turn of the 20<sup>th</sup> century to World War I, the Bungalow Style or variants of it were employed for most middle-class residences in Phoenix. After the war (1917-18) American soldiers returned to the U.S. with a broader perspective on world architecture, and the public began to ask that their homes be built with reference to the old-world styles they had seen. In Phoenix the most popular of these styles were the Tudor Revival and the Spanish Colonial Revival. While Bungalows continued to be built, they acquired certain aspects of the newer, Period Revival styles and were gradually phased out, becoming largely extinct by the Great Depression (1929). All residential building in Phoenix ground to a complete halt after the stock market crash of 1929, but then gradually picked back up as the country fought its way out of the Depression. The post-Depression years were, not surprisingly, marked by a reduction in house sizes, simplification of details and the growth of cheaper construction technologies such as slab-on-grade foundation systems. This period also saw the rise of the California Ranch house, as the Period Revival lost favor. Homebuilding slowed once again on the entrance of the U.S. to World War II in 1941. The few homes built during the war continued to be relatively simple in design, and the rise in popularity of the Ranch House continued. The California Ranch rose into full bloom following the war, as the demand for cheap housing and the availability of VA and FHA loans drove the greatest residential expansion that had ever been seen in Phoenix. Mass-production techniques were applied to Ranch House subdivisions, in a pattern of development that is still seen in today's suburban tracts.

### The Bungalow Style

The Bungalow Style rose to national prominence following the turn of the 20<sup>th</sup> Century. Architects such as Greene & Greene and Bernard Maybeck in California led a school of designers that developed the Bungalow style following the precepts of the arts-and-crafts movement. The style emphasized the use of natural materials used in ways that expose their unique characteristics while reducing non-structural ornament to a minimum. As has always been true of most design trends, Phoenix adopted most of its stylistic cues from southern California architecture, and soon most of the homes being built in Phoenix were California Bungalows.

Typical features of the Bungalow Style include single story massing with large, covered front porches; multiple gabled roofs of medium to low pitch with broad eaves and exposed, sometimes decoratively cut rafter tails; the use of massive piers, often tapered, to support porch roofs; and often the use of rustic materials for wall sheathing such as wood shingles, cobblestones, clinker brick, and pebble-dashed stucco. In Phoenix, climatic conditions also dictated the inclusion of one or more sleeping porches, screened outdoor rooms that were positioned to catch what cooling breezes might be available on a hot summer night.

After World War I, Bungalows began a ten-year decline in popularity as the newer Period Revival styles gained favor. Many Bungalows of this period began to assume characteristics of Tudor Revival, Spanish Colonial Revival, or other Period Revival detailing. For example, roofs on late Bungalows often incorporated jerkinhead gables, an English Cottage feature intended to imitate thatched forms, or half-timbering in the gables, borrowed from the Tudor Revival. Floor plans gained

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similarity to the newer Period Revival plans.

Development of the Medlock Place Historic District began at the end of the Bungalow's popularity, and only seven Bungalows are located in the district. The best intact example is found at 38 W. Colter [MP-MP-3]. This home has a simple rectangular plan with a centered front porch. The roof is a jerkinhead gable with exposed rafters and outrigger beams. The walls are exposed brick and the porch is supported on two square brick piers. The other examples in the neighborhood have additions or minor alterations, but most retain adequate detail to recognize the style.

## Period Revival Styles

Period Revival homes became wildly popular in the 1920s throughout the nation. Post World War I economic prosperity made the revival types, with their costly ornamentation and labor-intensive details, possible for the average home builder. The architectural and popular press also emphasized the implied status of homes bearing this ornate quality of architecture. This was also a type of architecture well suited for the increasingly smaller lots available in the suburbs. During the Great Depression, government programs, such as the Federal Housing Administration, required standardized construction methods that were easily adapted to Period Revival style architecture. Newspaper advertisements often promoted the popular housing type as an elegant luxurious "country home," while also making FHA terms available and explicit.

Phoenix boosters often published detailed accounts of new construction efforts, emphasizing the quality and expense of techniques used in revival homes, along with the rapid construction of the new suburban neighborhoods. The Arizona Republican regularly featured developers and builders in its pages.

The Period Revival era includes a number of variants, but most in the Medlock Place Historic District fall into the English or Spanish subtypes. Represented within the District are English Cottage Revival, English Tudor Revival, Mediterranean Revival, Pueblo Revival, Southwest Style, Spanish Colonial Revival, and (American) Colonial Revival. Characteristics common to Period Revival homes include the use of decorative ornamentation, materials, and roof forms to evoke the architecture of another time and place; and floor plans usually incorporating an open front terrace, often enclosed on two or three sides by the walls of the home, in place of the earlier covered porch.

The English Tudor Revival style is marked by high pitched gables, usually front-facing, and stylistic details such as half-timbering in the gables, arched entryways, arcaded wing walls, and sweeping eaves.

The English Cottage Revival style features a medium pitched roof with forms to imitate or emulate a thatched roof, such as jerkinhead gables, rolled eaves, eyebrow dormers, or the like. Its walls may include half timbering or enhanced wood lintels.

Spanish Colonial Revival homes employ forms and details to evoke early Spanish architecture in the new world. Roofs are usually gabled, with tile roofs, and walls are stuccoed. Other details may include round arched openings, arcaded wing walls, and a combination of flat roofs and pitched roofs.

Pueblo Revival homes emulate the features of the American Pueblo Indians. The style was first popularized in New Mexico and was informally adopted as their "State Style". Pueblo Revival homes have flat roofs surrounded by parapets, stuccoed wall surfaces, and decorative details such as log ends protruding from the wall surface (vigas), heavy timber or log posts supporting porch roofs, expressed wooden lintels over openings, and carved post caps (zapatas).

Mediterranean Revival architecture represents a blend of elements from buildings found bordering the Mediterranean Sea. Wall surfaces are stuccoed, and roofs are tiled. There is generally little or no overhang at the eaves. Decorative ornamentation and typical stylistic details include arched openings, twisted columns, hipped roofs, turrets or towers, and irregular massing.

The Southwest Style is a blend of Spanish Colonial and Pueblo elements. Wall surfaces are stuccoed, and the roof has predominantly flat roofed forms with occasional tile accents as awnings, porch roofs, or parapet caps. Porch and door

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openings have arched details.

American Colonial Revival homes are patterned after the Georgian Revival homes built by America's early settlers, predominantly in the Northeast. Examples are one or two stories, and generally have a rectangular or L-shaped plan with a symmetrical façade and side facing gable roof, as well as a prominent central entry flanked by pairs of evenly spaced windows. This style is rare in Phoenix, and only one example occurs in the Medlock Place Historic District.

Medlock Place and South Medlock Place contain mostly English and Spanish Colonial Revival homes built by Floyd Medlock's cadre of builders. Medlock built the homes in Medlock Place on speculation, and his efforts were very successful. Medlock's advertising strategy included the appeal of the suburban "country estate," exemplified by the charming cottage exterior, while also promoting modern conveniences such as electric light switches and modern kitchen appliances.

### Ranch-style house

After the Second World War, the marriage rate skyrocketed, followed shortly thereafter by the baby boom. The heightened demand for housing, an unprecedented mechanism for funding housing development and financial incentives for home ownership promoted the dramatic urban and suburban growth characterized in the post-war period. Suburban growth was a result of these demands, coupled with the use of the automobile for family commuting. The Ranch-style home is a reflection of both of these themes; a building type that was quickly and inexpensively constructed, and which emphasized the increasing status of the automobile.

The Ranch Era (1935-1960) departed from earlier architectural periods in many respects. Speculative housing development became more popular nationally and in the Phoenix area. Construction styles reflected the immediate demand for housing combined with technological innovations available during the post-war period. Ranch style architecture did not require a basement or sub-floor foundation, rather, builders footed the house on a concrete slab. This revolution in design speeded construction and was cost-efficient. Construction materials included traditional wood frame or brick, and often incorporated the new building technology of the slump block or concrete block wall.

Ranch-style designs emphasized the status of the homeowner by highlighting the length of the building across the lot, with the façade directly facing the street. Moreover, the role of the automobile was enshrined in Ranch-style construction, with one- or two-car carports extending the linear dimensions of the house even further across the lot. This design emphasized vehicle ownership to passer-by, and reiterated the suburban reliance upon the automobile. This feature characterizes the Ranch Era as a period in which family transportation shifted significantly from city-based mass transit to a necessary self-reliance upon the automobile for transportation in the far-flung suburb. As one humorist noted, motherhood on wheels defined a woman's life in the suburbs: moms delivered children obstetrically first and by car forever after.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Medlock Place Historic District  
Maricopa County, AZ

Section Number 8 Page 16

Styles Represented in Medlock Place	Number	Percentage of Total
American Colonial / French Provisional Ranch	1	1.2%
American Colonial Revival	1	1.2%
American Colonial Revival Ranch	2	1.2%
Art Moderne	2	1.2%
Bungalow	2	1.2%
California Bungalow	1	0.6%
California Ranch	2	1.2%
Contemporary	1	0.6%
Contemporary Ranch	1	0.6%
Eclectic Period Revival	1	0.6%
English Cottage	1	0.6%
English Tudor Ranch	12	7.5%
English Tudor Revival	4	2.5%
French Provisional American Colonial Ranch	1	0.6%
French Provisional Ranch Spanish Influence	35	21.7%
International Style	1	0.6%
Mediterranean Revival	2	1.2%
Period Revival Bungalow	4	2.5%
Pueblo - Mission Revival	1	0.6%
Pueblo Revival	2	1.2%
Ranch	12	7.5%
Ranch with Spanish Influence	1	0.6%
Southwest Style	4	2.5%
Spanish Colonial Revival	4	2.5%
Spanish Colonial Revival Ranch	12	7.5%
Transitional Early Ranch	41	25.5%
Transitional Early Ranch WWII Cottage	2	1.2%
Transitional Ranch	7	4.3%
Tudor Revival	1	0.6%

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Medlock Place Historic District  
Maricopa County, AZ

Section Number 9 Page 17

## Bibliography

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### *Arizona Republican (Phoenix, Arizona)*

February 6, 1927  
February 27, 1927  
March 20, 1927  
April 3, 1927  
April 10, 1927  
October 9, 1927  
January 8, 1928  
January 22, 1928  
January 29, 1928  
February 5, 1928  
March 11, 1928  
March 18, 1928  
April 1, 1928  
April 8, 1928  
April 29, 1928  
May 20, 1928  
July 1, 1928  
August 12, 1928  
September 16, 1928  
September 30, 1928  
October 7, 1928  
October 21, 1928  
December 9, 1928  
November 7, 1937  
March 12, 1939

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United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Medlock Place Historic District  
Maricopa County, AZ

Section Number 9 Page 18

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Luckingham, Bradford. *Phoenix: The History of a Southwestern Metropolis*. Tucson: The University of Arizona Press, 1989.

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*Phoenix, Arizona City Directories*  
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United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Medlock Place Historic District  
Maricopa County, AZ

Section Number 10 Page 19

**Additional UTM References**

POINT	ZONE	EASTING	NORTHING
5	12	400280	3708130
6	12	399930	3708130
7	12	399930	3708470
8	12	399530	3708470

**VERBAL BOUNDARY DESCRIPTION**

See attached map.

**BOUNDARY JUSTIFICATION**

Boundary generally follows extents of original subdivisions making up the Medlock Place Historic District, with areas of modern development or redevelopment excluded. The irregular boundary along Central Avenue excludes commercial development along that corridor, unrelated to the historical development of the neighborhood.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Medlock Place Historic District  
Maricopa County, AZ

Section Number PHOTOS Page 20

Photographer: Roberta Graham  
Date: January 12, 2004  
Location of Original Negatives: Metropolis Design Group, LLC  
2601 N. 3<sup>rd</sup> St. #308  
Phoenix, Arizona 85004

The photograph numbers below correspond to negative frame numbers and thus do not begin at "1".

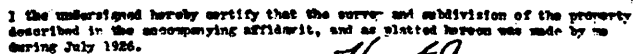
Photo #	View to	
10	W	300 block Oregon Ave. streetscape
11	SE	Missouri Ave. homes
12	N	Third Ave. streetscape
13	NE	500 block Georgia Ave. streetscape
14	NE	300 block Georgia Ave. streetscape
15	NE	500 block Colter Ave. streetscape
16	NE	Medlock Dr. streetscape
17	NW	500 block Vermont Ave. streetscape
18	SW	300 block Georgia Ave. streetscape
19	NW	300 block Georgia Ave. streetscape
20	NW	0-100-200 block Oregon Ave. streetscape
21	NW	500 block Oregon Ave. streetscape
22	NW	Colter Ave. streetscape
23	NW	Colter Ave. streetscape
24	SW	Colter Ave. streetscape
25	NW	Medlock Dr. streetscape
26	SW	Medlock Dr. streetscape





A SUBDIVISION OF LOTS 5 AND 6 AND THE SOUTH 162.5 FT. OF LOT 4, BLOCK 2, EVANS ADDITION TO ORANGEWOOD A SUBDIVISION OF SECTION 17, T.21N.R.3E, MARICOPA CO ARIZONA.

SCALE - ONE INCH = 100 FEET.



CERTIFICATE OF SURVEY

ACKNOWLEDGEMENTS

STATE OF ARIZONA )  
 ) SS,  
COUNTY OF MARICOPA )

The foregoing instrument was acknowledged before me by Floyd W. Neilson for the purpose and consideration therein expressed, given under my hand and seal of office this 4<sup>th</sup> day of March 1936.

my consideration expires

APPROVAL

This is to certify that the subdivision as shown thereon has been approved by the Board of Supervisors of Maricopa County, Arizona, this 2<sup>nd</sup> day of August 1926.

ASSENT: No. 13.1 Mel  
Clark

S. R. Phillips

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Floyd W. Mellock, a single man  
owner of Lots 5 and 6, and the south 1/4 of Lot 4, Block 2, of Town 1 N. R. 1 E. Sec. 16  
to Druggswood, a subdivision of Section 17, T. 2 N. E. 3 E. Gila and Salt River  
and Verdian, Maricopa County, Arizona.

Has caused the foregoing described property to be surveyed, subdivided and plotted as shown hereon, which said premises so subdivided and plotted shall hereafter be known as SECTION FIVE and that said plat sets forth the location, the number and dimensions of each lot and gives the name and size of the roads, which said roads so shown are hereby dedicated to the use of the public.

In witness whereof I have hereunto set my hand and seal this 4<sup>th</sup> day of August 1936.

22138

RECORDED'S OFFICE

100 cents Maricopa County  
Paid and Recorded at re 100-1

Aug 23, 1926

322 10 m

1000

W. H. Lewis

County Road

10/1/74

10417

INCIDENT OFFER

P. 10417

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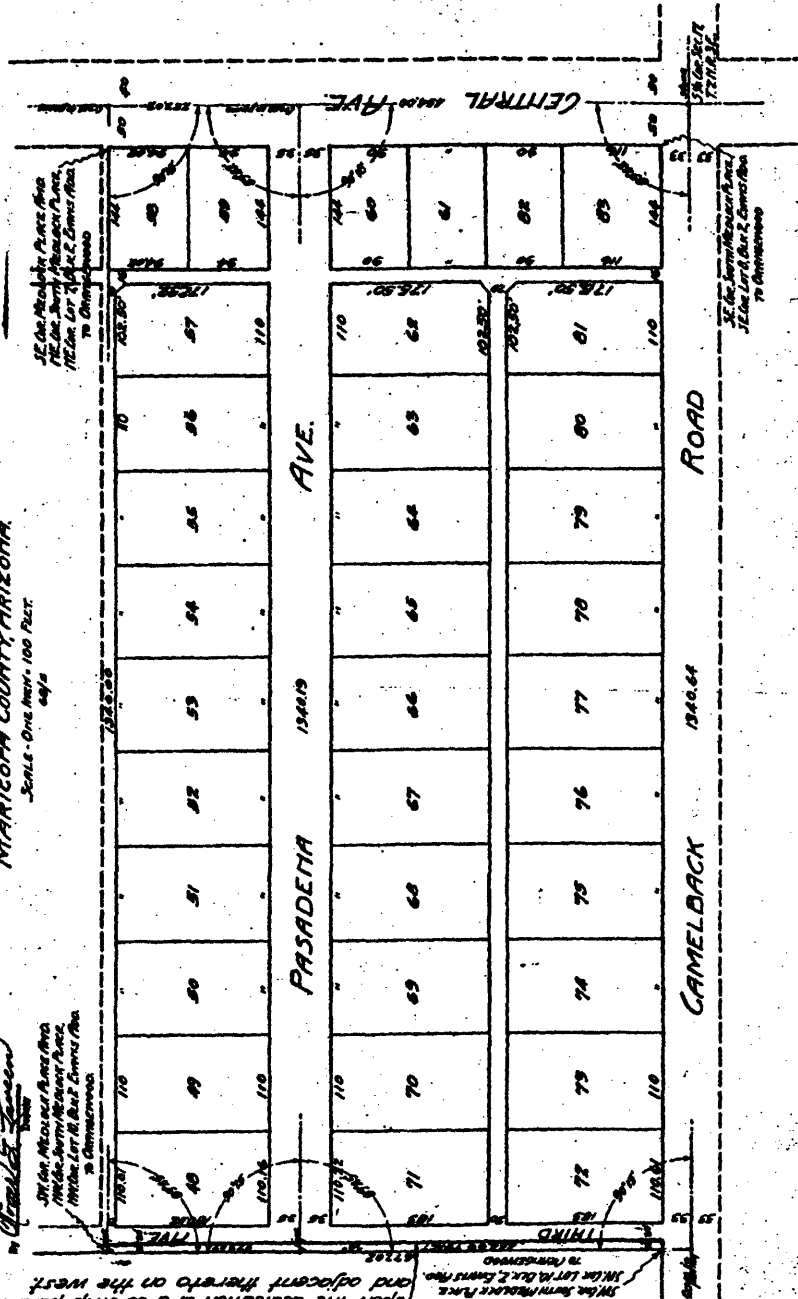
# SOUTH MEDLOCK PLACE

A SUBDIVISION OF LOT 7, 8, 9 AND 10  
BLOCK 2, EVANS ADDITION TO  
ORANGEWOOD, WHICH IS A SUBDIVI-  
SION OF SECTION 17, T.21N.R.3E.  
MARICOPA COUNTY, ARIZONA

SCALE - ONE INCH = 100 FEET

SE 1/4 Sec 17, T.21N.R.3E.  
1/4 Sec 17, T.21N.R.3E.  
1/4 Sec 17, T.21N.R.3E.  
1/4 Sec 17, T.21N.R.3E.

Tract "A" will become a part of Third Ave  
upon the dedication of a strip parallel  
and adjacent thereto on the west.



OFFICE OF THE

It is to certify that the undersigned made the survey and subdivision of  
the property described in the accompanying affidavit, and as stated herein  
during March 1927.

*Raymond W. Medlock*  
Surveyor

1927

This is to certify that the subdivision as shown herein has been approved  
by the Board of Supervisors of Maricopa County, Arizona, this 2nd day of  
April 1927.

*John B. Phillips*  
Chairman

OFFICE OF THE

It is to certify that the undersigned made the survey and subdivision of  
the property described in the accompanying affidavit, and as stated herein  
during March 1927.

*Raymond W. Medlock*  
Surveyor

1927

This is to certify that the subdivision as shown herein has been approved  
by the Board of Supervisors of Maricopa County, Arizona, this 2nd day of  
April 1927.

*John B. Phillips*  
Chairman

1927





74M50

**CENTRAL AVE.**  
East line of this subdivision.

2-NE.COM/55123545  
SEC. 17  
8

NE. Cor. Lot 3 Block 2  
Evans Add. to Orangetown

SE. Cor. Lot 3 Block 2  
Evans Add. to Orangewood

LOT 2 BLOCK 2 EVANS ADD TO ORANGEWOOD

LOT 4 BLOCK 2 EVANS ADD TO ORANGEWOOD

NW Cor. Lot 3 Block 2  
 Evans Add to Orange wood.  
 - NW Cor. N  $\frac{1}{2}$  S  $\frac{1}{2}$  NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  Sec. 17.

- SW. Cor. N 1/2 S 1 NE 1/4 SW 1/4 Sec. 17  
SW. Cor. Lot 13 Block 2  
Evans Add. to Orangewood.

State of Arizona } 59

KNOW ALL MEN BY THESE PRESENTS: That Orangewood Realty Company, an Arizona corporation, County of Maricopa, being the owner of the North Half & the South Half of the Northeast quarter of the Twelfth (12) Avenue of Section 17, T. 2 N., R. 3 E., G and S A B & M, Maricopa County A. S. No. 1, and being the owner of that part of Lot 5 of Block 2 of Evans Addition to Orangewood (according to the plat of Evans Addition to Orangewood of record in the Office of the County Recorder of Maricopa County, Arizona, in Book 2 of Maps, page 56) which is not included within the boundaries of the North Half of the South Half of the Northeast quarter of the Southwest quarter of Section 17, above and has this 31<sup>st</sup> day of January, 1939, subdivided the said premises under the name of Aldrich Place and hereby publishes this plat as to and for the plat of said Aldrich Place and hereby declares that said plat sets forth the lots, streets and easements constituting same and gives the location and the measurements and dimensions of each and that each lot shall be known by the number and each street by the name that is given to each respectively on said plat, and Orangewood Realty Company hereby dedicates to the public for the use and benefit of the public, the streets shown on said plat and included in said premises, and dedicates to the use of public utilities the easement shown on said plat until this said plat shall be annexed to the City of Phoenix, at which time said easement shall automatically become an alley dedicated to public use as such.

In witnesses whereof, Orangewood Realty Company has hereunto caused its corporate name to be signed and its corporate seal to be affixed, and the same to be attested by the signatures of Alfred Hinghi, its President, and Hattie B. Hinghi, its Secretary, thereto duly authorized.

Orangetown Realty Company

By Charles Lumsden  
President.

Attest Lottie B. Knight.  
Secretary.

State of Arizona } 53

The foregoing instrument was acknowledged before me this 14th day of September 1959 by Alfred Knight and Hattie B. Knight as President and Secretary, respectively of Oreganwood Realty Company.

A. Smith.

My commission expires January 26, 1943.

Whereas a tentative plat of this subdivision and a report thereon were heretofore filed with the Board of Supervisors of Maricopa County, Arizona by the governing body of the City of Phoenix, Arizona, and Whereas it appears to said Board that this plat reasonably conforms to the legal requirements:

This plat is approved by the Board of Supervisors of Maricopa County, Arizona this 8<sup>th</sup> day of February, 1935

Attest: Le M. Peterson  
Chairman.

This is to certify that the survey and subdivision of the property described and plotted herein was made under my direction during the month of January, 1939.

H. H. Hunsaint  
Registered Civil Engineer.

*Note*

- Indicates pipe found.
- Indicates pipe set.

ALDRICH PLACE  
A SUBDIVISION OF THE  
N  $\frac{1}{2}$  S  $\frac{1}{2}$  NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  SEC. 17  
T. 2 N. R. 3 E. Q. 4 SR & M.  
MARICOPA COUNTY ARIZONA  
F. N. HOLMQUIST-ENGINEER  
SCALE 1 INCH=50 FEET  
JOB 1515

MAP NO. D-1432

Addipara! Documentation 2

**W. Missouri Av.**

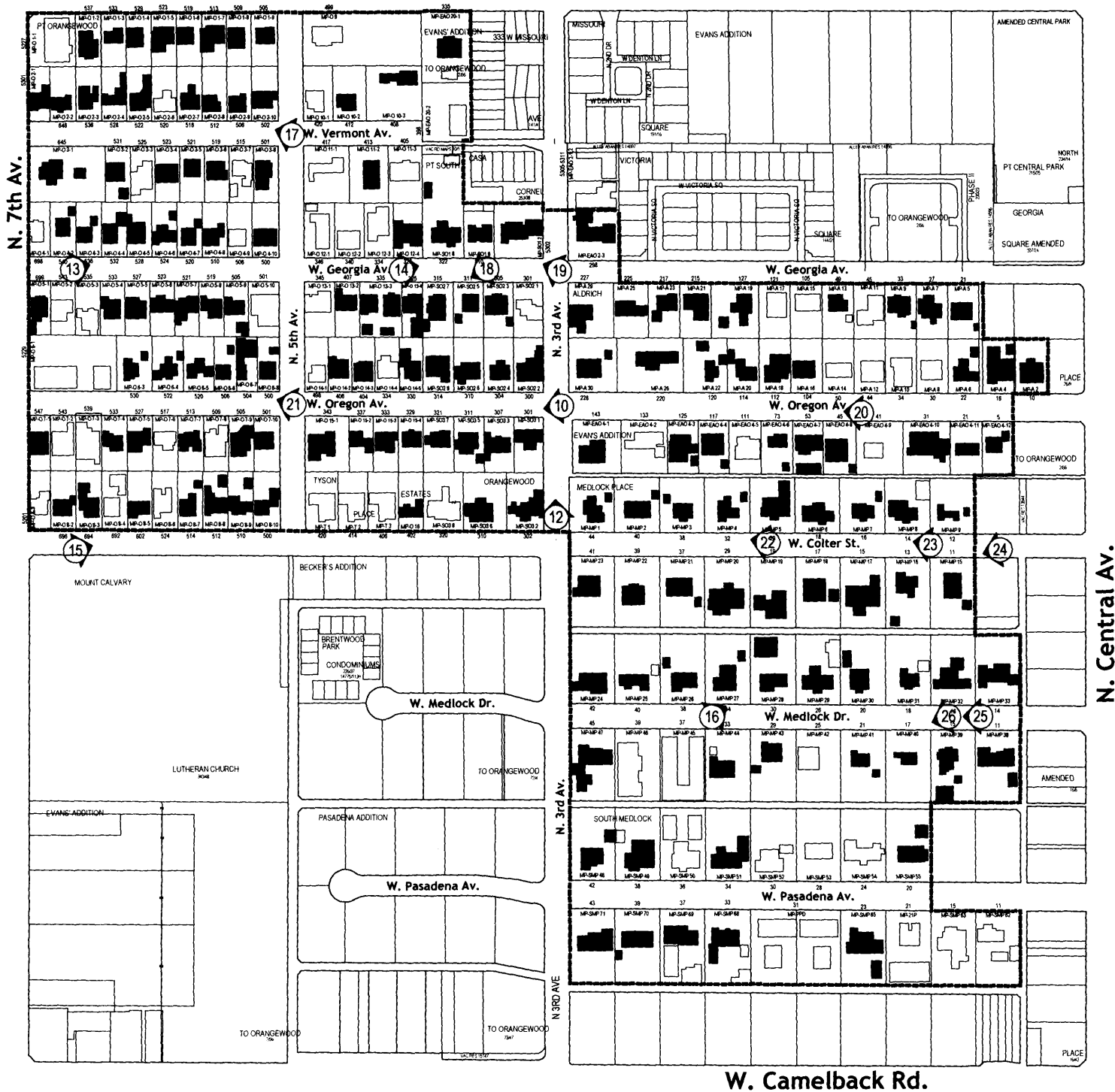


Photo Exposure Number / View Direction

scale: 1 inch = 500 feet



contributor



non-contributor

# Medlock Place - Photo Key

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Medlock Place Historic District

MULTIPLE  
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 12/11/06 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 1/24/07  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 06000434

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 1.9.07 DATE

ABSTRACT/SUMMARY COMMENTS:

*RECEIVED DOCUMENTATION 1/24/07*

RECOM./CRITERIA

REVIEWER

DISCIPLINE

TELEPHONE

DATE

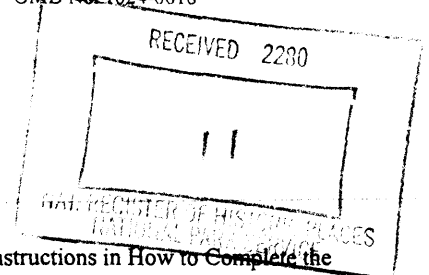
DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Medlock Place Historic District (reclassification of resources)

other names/site number \_\_\_\_\_

2. Location

street & number 29 W Colter

☐ not for publication

city or town Phoenix

☐ vicinity

state Arizona code AZ county Maricopa code 013 zip code 85013

3 State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets X does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide X locally.  
(\_\_\_\_\_ See continuation sheet for additional comments.)

James W. Garrison AZSHPO  
Signature of certifying official

7 DECEMBER 2006  
Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. (\_\_\_\_\_ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

Signature of Keeper

Date of Action

I, hereby certify that this property is:

- ☐ entered in the National Register  
☐ See continuation sheet.
- ☐ determined eligible for the National Register  
☐ See continuation sheet.
- ☐ determined not eligible for the National Register
- ☐ removed from the National Register
- ☐ other (explain): \_\_\_\_\_

**United States Department of the Interior**  
**National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Section	Addl.	Page	1	Name of Property	Medlock Place Historic District (reclassification of resource)
				County	Maricopa
				State	Arizona

The residence at 29 W Colter was originally listed as a contributor to the district. However, the State Historic Preservation Office has recently received documentation indicating that substantial additions have been made to this building that have severely impacted the building's integrity. Consequently, the State Historic Preservation Office recommends that it be reclassified as a non-contributor to the district.

The Arizona State Historic Preservation Officer requests that the Keeper of the National Register of Historic Places reclassify the property at 29 W Colter to reflect it as a non-contributor to the Medlock Place Historic District.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Medlock Place Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 1/22/10 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 3/08/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 06000434

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

\_\_\_ACCEPT \_\_\_RETURN \_\_\_REJECT \_\_\_\_\_DATE

ABSTRACT/SUMMARY COMMENTS:

**Additional Documentation Approved**

RECOM./CRITERIA

REVIEWER

DISCIPLINE

TELEPHONE

DATE

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Correction to the Medlock Place Historic District

other names/site number 301 West Georgia

2. Location

street & number 301 West Georgia not for publication ☐  
city or town Phoenix vicinity \_\_\_\_\_  
state Arizona code AZ county Maricopa code 013 zip code 85015

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination \_\_\_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets \_\_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide X locally. ( X See continuation sheet for additional comments.)

James W. Gammern ASHPD 21 JANUARY 2010  
Signature of certifying official Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. (See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Correction Page 1

301 West Georgia  
name of property  
Maricopa, AZ  
county and State  
Medlock Place Historic District  
name of multiple property listing

=====  
Correction to the Medlock Place Historic District listed on the National Register of Historic Places  
on June 1, 2006.

CONTRIBUTING PROPERTY

ADDRESS: 301 West Georgia, Maricopa County, Phoenix AZ

This property is referenced as a non-contributor in the 2006 National Register Nomination for the  
Medlock Place Historic district, Phoenix, Maricopa County, Arizona.

INTEGRITY

In the 2006 Medlock Place National Register Nomination the residence at 301 West Georgia was  
listed as a non-contributor because the integrity of the building appeared to be affected with a  
second-story addition.

Recently the owner of the property petitioned the State Historic Preservation Office (SHPO) for  
reconsideration of the building's contributory status. The owner provided evidence that the  
second-story addition was original to the building and does convey the early character of Medlock  
Place Historic District.

The Arizona State Historic Preservation Officer requests that the Keeper of the National Register  
of Historic Places reclassify the property at 301 West Georgia to reflect its contributing status to  
the Medlock Place Historic District, as it does, in fact, contribute to the historic fabric of the  
District.